048.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	798,000 / 798,000
					USE VALUE:	798,000 / 798,000
					ASSESSED:	798,000 / 798,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O CONNELL MICHAEL/LAURA
Owner 2:	
Owner 3:	
Street 1:	72 WEBCOWET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STEINHAUER DAVID A--ETAL -
Owner 2:	BERNE CAROL L -
Street 1:	40 WILDWOOD STREET
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 6,178 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1701 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6178.000	309,800	3,900	484,300	798,000
Total Card	0.142	309,800	3,900	484,300	798,000
Total Parcel	0.142	309,800	3,900	484,300	798,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.14 | /Parcel: 469.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	34162
GIS Ref	
GIS Ref	
Insp Date	11/30/18

!4076!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,900	3900	6,178.	484,300	798,100	798,100	Year End Roll	12/18/2019
2019	101	FV	242,700	3900	6,178.	514,500	761,100	761,100	Year End Roll	1/3/2019
2018	101	FV	242,700	3900	6,178.	375,300	621,900	621,900	Year End Roll	12/20/2017
2017	101	FV	242,700	3900	6,178.	326,900	573,500	573,500	Year End Roll	1/3/2017
2016	101	FV	242,700	3900	6,178.	278,500	525,100	525,100	Year End	1/4/2016
2015	101	FV	236,600	3900	6,178.	272,400	512,900	512,900	Year End Roll	12/11/2014
2014	101	FV	219,000	3900	6,178.	224,000	446,900	446,900	Year End Roll	12/16/2013
2013	101	FV	219,000	3900	6,178.	213,100	436,000	436,000		12/13/2012

PRINT

Date	Time
12/10/20	19:09:34

LAST REV

Date	Time
04/25/19	14:54:26
apro	
4076	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEINHAUER DAVI	41574-239		12/8/2003		412,500	No	No		
	15584-169		5/1/1984		1	No	No		A

USER DEFINED

Prior Id # 1:	34162
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2013	1055	Renovate	25,000	O				
10/25/2007	986	Addition	15,000			G9	GR FY09	10x17 2nd flr add
6/6/2005	500	Wood Dec	8,950					

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	Info At Door	HS	Hanne S
5/1/2014	External Ins	PC	PHIL C
2/20/2014	Info Fm Prmt	EMK	Ellen K
2/20/2014	Info Fm Prmt	EMK	Ellen K
1/8/2009	Meas/Inspect	345	PATRIOT
6/12/2004	MLS	HC	Helen Chinal
3/7/2000	Measured	197	PATRIOT
8/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6178		Sq. Ft.	Site		0	80.	0.98	1									484,271						484,300	

Total AC/HA: 0.14183 | Total SF/SM: 6178 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 484,271 | Spl Credit | Total: 484,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26728392
Const Adj.:	0.98990101
Adj $ / SQ:	156.811
Other Features:	73000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420966
Depreciation:	111135
Depreciated Total:	309831

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

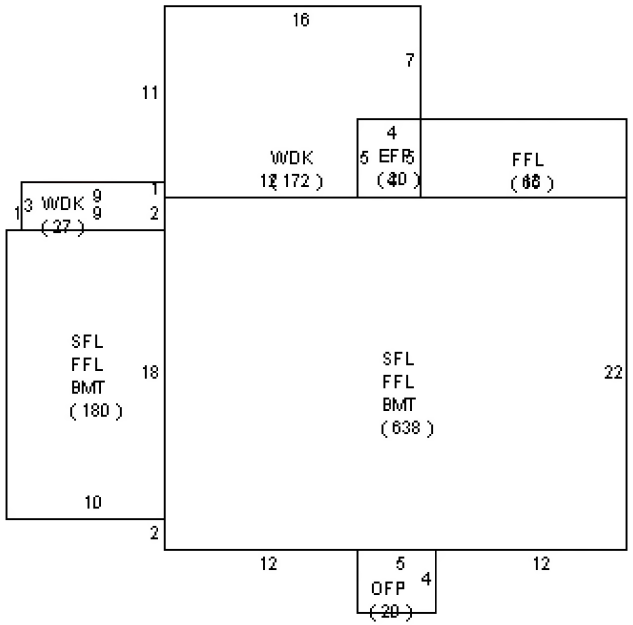
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.49
Special Features:	0	Val/Su Net:	112.33
Final Total:	309800	Val/Su SzAd	182.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	883	156.810	138,464
BMT	Basement	818	47.040	38,481
SFL	Second Floor	818	156.810	128,271
WDK	Deck	199	10.910	2,172
EFP	Enclos Porch	20	71.870	1,437
OFP	Open Porch	20	43.560	871

Net Sketched Area:	2,758	Total:	309,696
Size Ad	1701	Gross Are	2758	FinArea	1701
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

048.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X12	A	AV	1926	24.47	T	40	101			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900

IMAGE

AssessPro Patriot Properties, Inc